

## **RECORD OF PROCEEDINGS**

### **THE MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE BROOK FOREST WATER DISTRICT**

October 14, 2025, 5:30 p.m.

Via ZOOM Video/Telephone Conference

The meeting was called to order by President Tony Langowski at 5:30 pm.

#### **Attendees:**

##### **Board Members**

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Tony Langowski, President  
Ted Schlaebitz, Vice President  
Bruce Nicklow, Treasurer  
Steve Drucker, Secretary – Absent (excused)  
Morgan Hopkins-Crawley, Director

Other attendees: Ms. Nickie Holder of NMHolder Financial, Inc., Dominic Monard, BFWD System Operator, Brian Welch of EV Studios and Dylan Woods of Coaty and Wood P.C.

#### **Approval of Absence**

Upon motion by Director Schlaebitz and seconded by Director Hopkins-Crawley, the Board approved the absence of Director Drucker (4 to 0).

#### **Guests**

None.

#### **Approval of Minutes**

After discussion of the prior month's minutes, upon motion by Director Schlaebitz and seconded by Director Hopkins-Crawley, the Board approved the Regular September 2025 meeting minutes (4 to 0).

#### **Accounts Payable**

After discussion of the invoices, upon motion of Director Schlaebitz and seconded by Director Nicklow the Board approved the October 14, 2025, checks for payment (4 to 0). **See Attached Schedule of Monthly Checks Paid for October 14, 2025.**

Upon motion by Director Hopkins-Crawley and seconded by Director Nicklow, the Board approved a bank transfer of \$50,000 to be made from the Colotrust savings account to the checking account to pay monthly bills (4 to 0).

## **Engineer's Report**

### *2" Galvanized Pipe Upgrade Project -*

Mr. Welch provided an update to the Board. The project was supposed to begin at the beginning of this month once the pipe supply arrived on site. There is currently a supply shortage, and the start date has been pushed back. Mr. Welch will let the Board and Ms. Holder know once the project will begin.

### *Lead Service Line*

Mr. Welch will provide an updated spreadsheet to Ms. Holder regarding the information gathered to date.

## **Citizen Forum**

None.

## **Attorney's Report**

### *2026 Budget*

Mr. Woods reviewed the property tax calculation to be used in the 2026 budget, provided by Ms. Holder. A new limit to the amount of property tax to be collected by a district starts in 2025.

### *Legislation Update*

Mr. Woods will provide a legislation update at the next board meeting.

## **Maintenance Report**

### *Project Management*

Mr. Monard will oversee the project once it begins and provide Ms. Holder and the Board with updates as the project progresses.

## **Administration Report**

### *October 2025 Newsletter*

Ms. Holder will send out the Newsletter again to the board for review prior to sending out to the residents.

2026 Budget – Ms. Holder will provide the Board a 2026 Budget draft for review at the November board meeting.

## **Reports from the Board**

None.

### **Comments from the Floor**

None.

### **Adjournment**

There being no further business to come before the Board, the meeting ended at 6:17 p.m.

The next regular Board meeting will be held on Tuesday, November 11, 2025, at 5:30 p.m.

Respectfully submitted,

*Nickie Holder*

Nickie Holder

Approved By:

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Tony Langowski, President

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Ted Schlaebitz, Vice President

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Steve Drucker, Secretary (absent)

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Bruce Nicklow, Treasurer

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Morgan Hopkins-Crawley, Director